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CITY MANAGER



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## MAYOR AND COUNCIL

# MEMORANDUM

**TO:** Mayor and Council

**FROM:** Susie Byrd, City Representative, District #2

**DATE:** January 4, 2010

**RE:** 1/5/10 Agenda Item 11B Back Up

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Dear Mayor and Council:

RE: Item 11B on City Council Agenda for Tuesday, January 5, 2010; I have posted the following item on tomorrow's agenda:

Discussion and action on instituting a process for land use decisions on Public Service Board (PSB) land sales of 50 acres or less.

The recent sale of 35 acres of PSB land in Northeast and the attending zoning change have created some concerns that I think we need to address by developing a formal policy for land use decision making for PSB land of less than 50 acres. Since City Council is both the final authority on PSB land sales and the final authority on zoning changes, I think it is important to create a fair process that does not give the impression that land use decisions are comprised by wanting to get the highest price from bidders for the PSB.

Towards that end, I would propose the following for the sale of PSB land of less than 50 acres:

1. Since the City Council has been promoting Smart Growth development, all PSB land sales, even those less than 50 acres, should be sold with these principles in mind. If a zoning change is considered, it should reflect these principles. Mixed use zoning categories and Smart Code should be the zoning categories of preference.
2. If the appraisal for PSB land contains a Hypothetical Condition envisioning a different zoning category than the one currently on the property, the PSB should petition for the new zoning **PRIOR** to posting the property for sale. This way all potential bidders know what the land use constraints will be prior to bidding on the property. If this is not done, the sale cannot be posted on the City Council agenda for consideration.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Susie Byrd". The signature is written in a cursive, flowing style.

Susie Byrd  
City Council Representative  
District 2